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DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415) 553-5261

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

JUN 7 1983

Date of this Notice: June 3, 1983

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Paul Rosetter

Tel: (415) 558-3261

/Bush

Project Sponsor: Norris, Beggs & Simpson

Project Contact Person: Charles W. Corbitt

55 Kearny Street

Block 287, Lots 1 through 4

t 100,000 square-foot building after demolition of
gs and remodel 37,000 square-foot building for a total
ce and retail project.

SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL
his determination is based upon the criteria of the
ary for Resources, Sections 15081 (Determining Signi-
ory Findings of Significance) and 15084 (Decision to
owing reasons, as documented in the Initial Evalua-
project, which is on file at the Department of City

Planning:

SEE ATTACHED INITIAL STUDY

Deadline for Filing of an Appeal of this Determination to the City Planning Commis-
sion: June 13, 1983.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a
\$35.00 filing fee.

Alec S. Bash
Alec S. Bash, Environmental Review Officer



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450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Paul Rosetter

Tel: (415) 558-3261

Project Title: 83.91E: Kearny/Bush
Mixed-Use Development

Project Sponsor: Norris, Beggs & Simpson

Project Contact Person: Charles W. Corbitt

Project Address: 227 through 255 Kearny Street

Assessor's Block(s) and Lot(s): Block 287, Lots 1 through 4

City and County: San Francisco

Project Description: Construct 100,000 square-foot building after demolition of
3 office and retail buildings and remodel 37,000 square-foot building for a total
of 137,000 square-foot office and retail project.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL
IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the
Guidelines of the State Secretary for Resources, Sections 15081 (Determining Signi-
ficant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to
Prepare an EIR), and the following reasons, as documented in the Initial Evalua-
tion (initial study) for the project, which is on file at the Department of City
Planning:

SEE ATTACHED INITIAL STUDY

Deadline for Filing of an Appeal of this Determination to the City Planning Commis-
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Alec S. Bash
Alec S. Bash, Environmental Review Officer

DRAFT INITIAL STUDY
243 KEARNY MIXED-USE DEVELOPMENT

No. 83.91E

June 3, 1983

I. PROJECT DESCRIPTION

The proposed 243 Kearny project would be a mixed-use development containing office and street-level retail space. The project site is located on Assessor's Block 287, Lots 1, 2, 3, and 4 and is approximately 9,800 square feet. The site is within the City's central business district, east of Union Square, north of Market Street at the southwest corner of Bush and Kearny Streets and east of Claude Lane (Figure 1, page 2).

The proposed project site currently contains four buildings. Lot 1 contains the Charleston Building (251-255 Kearny Street), an eight-story building used for office space with ground-floor commercial. This structure, rated "B" in Splendid Survivors,¹ would be restored and preserved. The buildings on lots 2, 3, and 4 would be demolished; they are all rated "C" in Splendid Survivors. Lot 2 (243 Kearny) contains a 3-story commercial office building; Lot 3 contains a 2-story office building with ground-level retail space; and Lot 4 contains a 3-story office building with ground-floor retail uses.

The project sponsor, Norris, Beggs & Simpson proposes to construct an 18-story office building with ground-floor retail space, and to rehabilitate 37,000 square feet of the Charleston Building. The new structure, including office and commercial space, a mechanical penthouse, and a basement level, would contain approximately 100,000 square feet (Figures 2 and 3, pages 3 and 4). Of the 137,000 gross square feet, 127,000 square feet of office space and 10,000 square feet of ground-floor retail would be provided.

The proposed project would not include or require any off-street parking spaces in accordance with the Planning Code for a C-3-0 district. Pedestrian access to the proposed building would be from Kearny and Bush Streets. No loading docks would be provided. The project architect is Whisler-Patri of San Francisco.

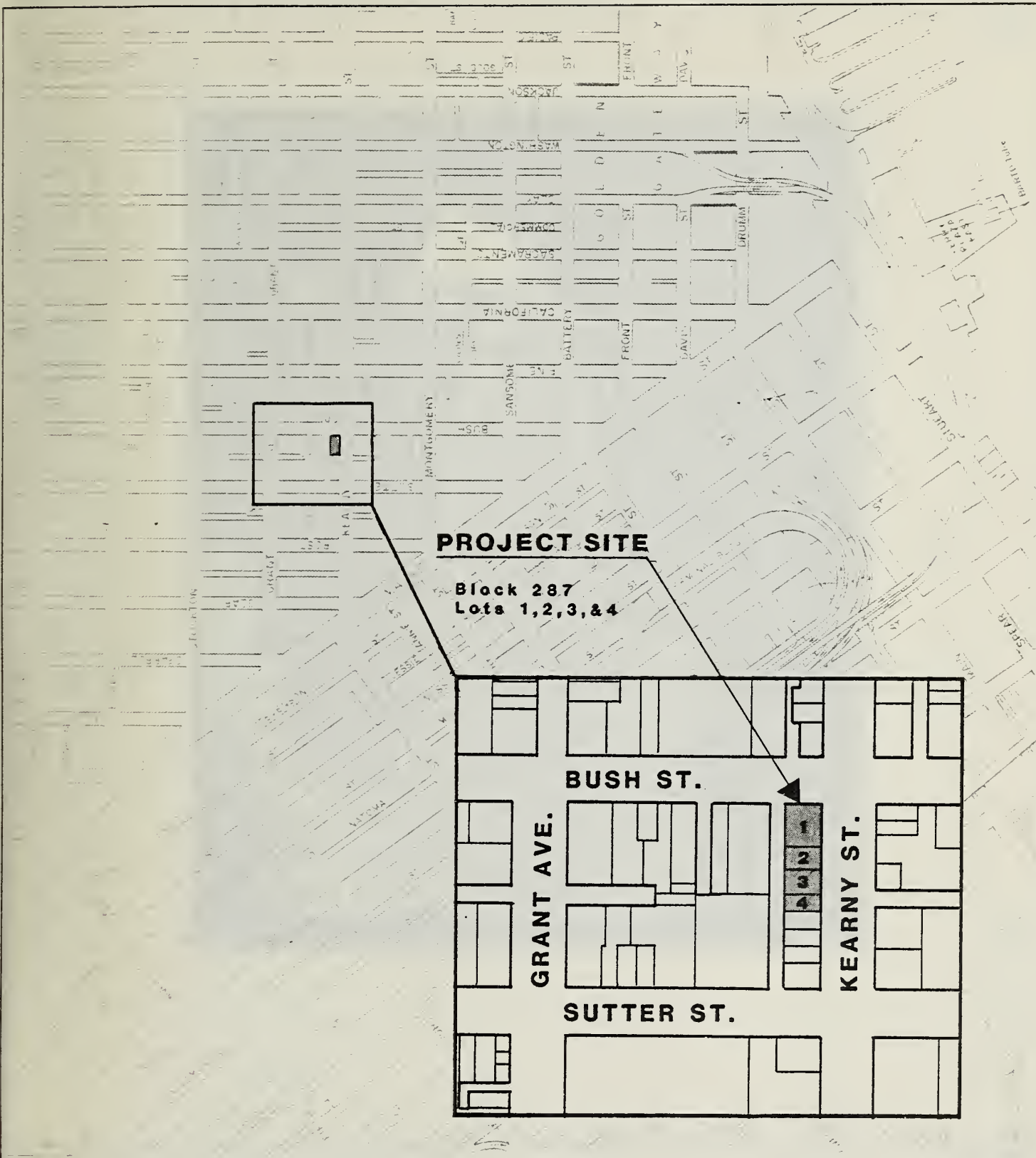
¹ Foundation for San Francisco's Architectural Heritage, Splendid Survivors, California Living Books, 1979.

D REF 711.4097 T9302

243 Kearny mixed-use
development : draft
1983.

3 1223 03703 7810

S.F. PUBLIC LIBRARY



PROJECT SITE

Block 287
Lots 1, 2, 3, & 4

BUSH ST.

GRANT AVE.

SUTTER ST.

KEARNY ST.

NO SCALE

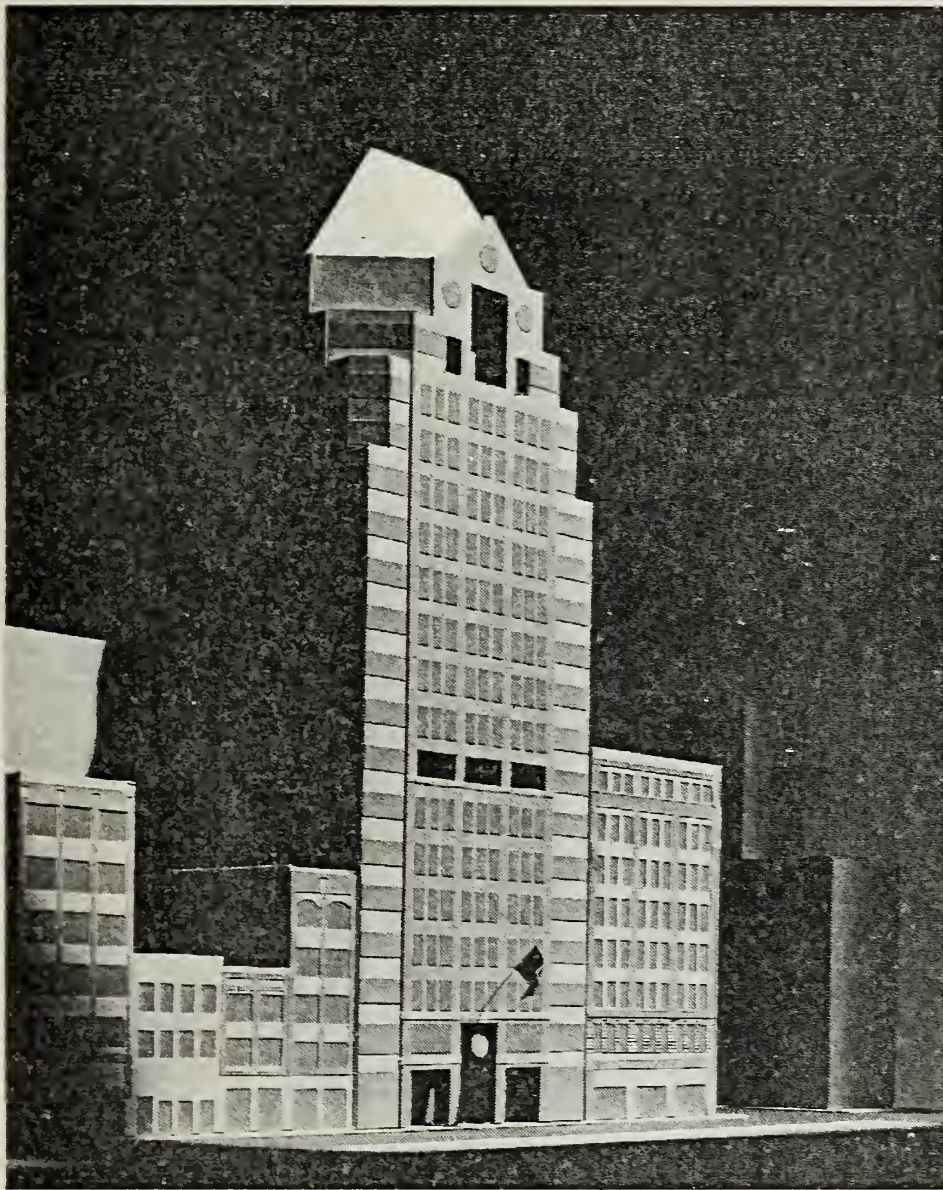


SOURCE: EIP CORP.

SITE LOCATION PLAN

1





SOURCE: WHISLER -PATRI

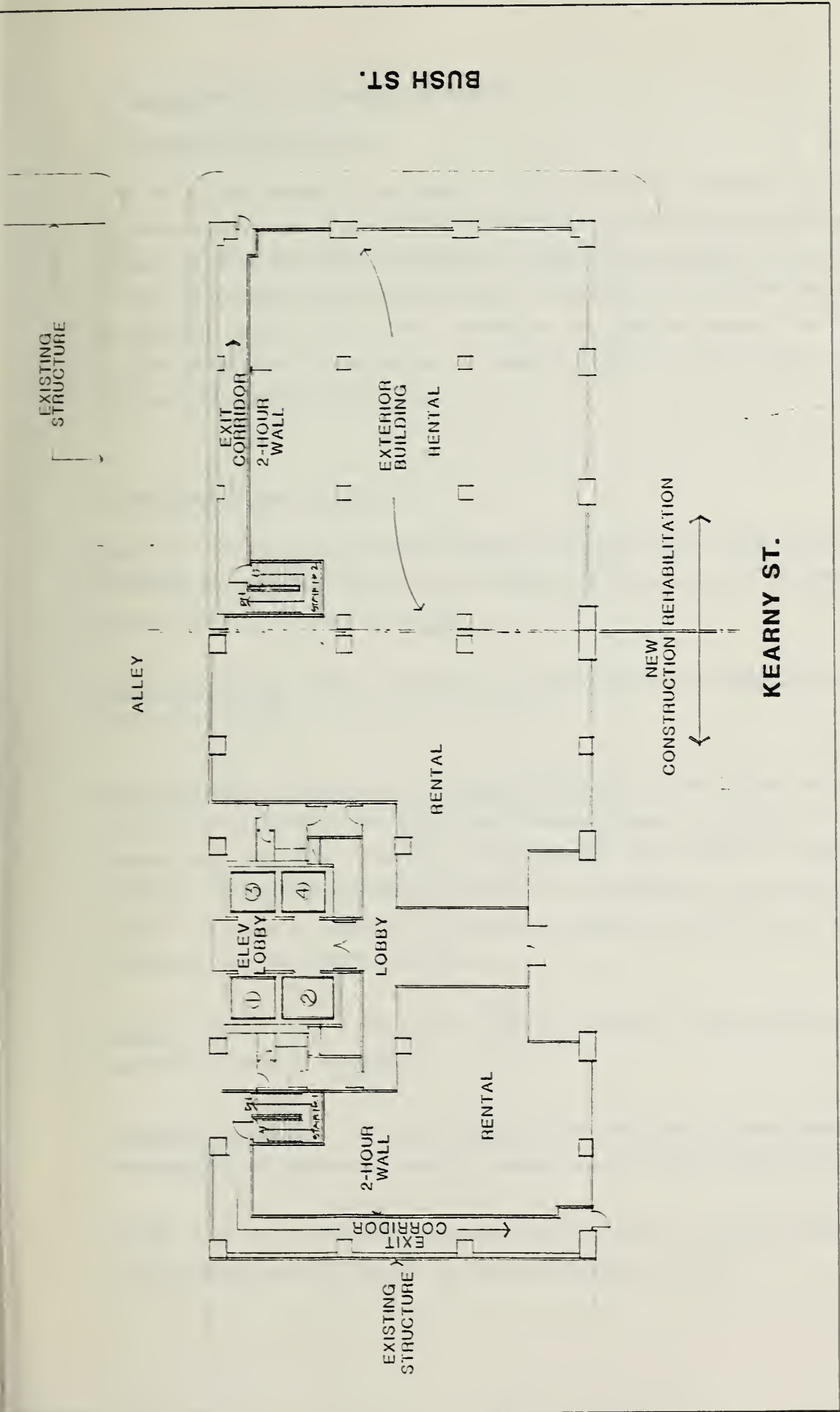
**VIEW OF PROJECT MODEL LOOKING
NORTHWEST**

2



Digitized by the Internet Archive
in 2014

<https://archive.org/details/243kearnymixedus3198sanf>



SOURCE: WHISLER-PATRI

GROUND FLOOR PLAN



II. SUMMARY OF POTENTIAL EFFECTS

A. SIGNIFICANT EFFECTS

The 243 Kearny project is examined in this Initial Study to identify its potential effects on the environment. Some of the impacts which would be generated by the proposed project could be potentially significant. Potential impacts which require further analysis in an EIR include land use; visual quality; population and housing; transportation and circulation; construction noise; cumulative air quality; shadow and wind patterns; project-generated and cumulative air quality effects; energy demand; and cumulative fire and police protection services.

B. INSIGNIFICANT EFFECTS

Some environmental effects would either be insignificant or would be mitigated through measures incorporated into the project design. These require no environmental analysis and will not be addressed in the EIR.

Operational Noise: After completion, the project would not perceptibly increase noise in the project vicinity.

Odors/Burning of Materials and Air Quality/Climate: Construction and operation of the proposed project would not create objectionable odors, nor would the project involve burning any materials. Project operation would not violate any ambient air quality standard, expose any sensitive receptors to air pollutants or create any objectionable odors. The issues of cumulative and project-related air quality impacts and wind and sun shading will be discussed in the EIR.

Biology: The project would have no effect on plant or animal life because the site is currently covered by buildings.

Geology/Topography: The project would not be supported by pile foundations. Further investigation will determine whether a spread foot or mat foundation would be used.

Water: The site is currently covered by buildings and has no surface water. Alterations to drainage patterns, therefore, will not be discussed in the EIR.

Utilities/Public Services: Increased demand for public services and utilities attributable to the proposed project would not require additional personnel or equipment. The issues of cumulative fire and police protection services impacts will be discussed in the EIR.

Hazards: The proposed project would not be affected by hazardous uses or health hazards in the area, nor would there be a potential for health hazard. An evacuation and emergency response plan would be developed by the project sponsor as part of the project.

Cultural: Project excavation would occur in previously disturbed soils. Also, the project site is beyond the old San Francisco Shoreline, therefore, the potential for encountering cultural resources during construction would be limited. The project sponsor has included a mitigation measure addressing this improbable impact.

III. ENVIRONMENTAL SETTING

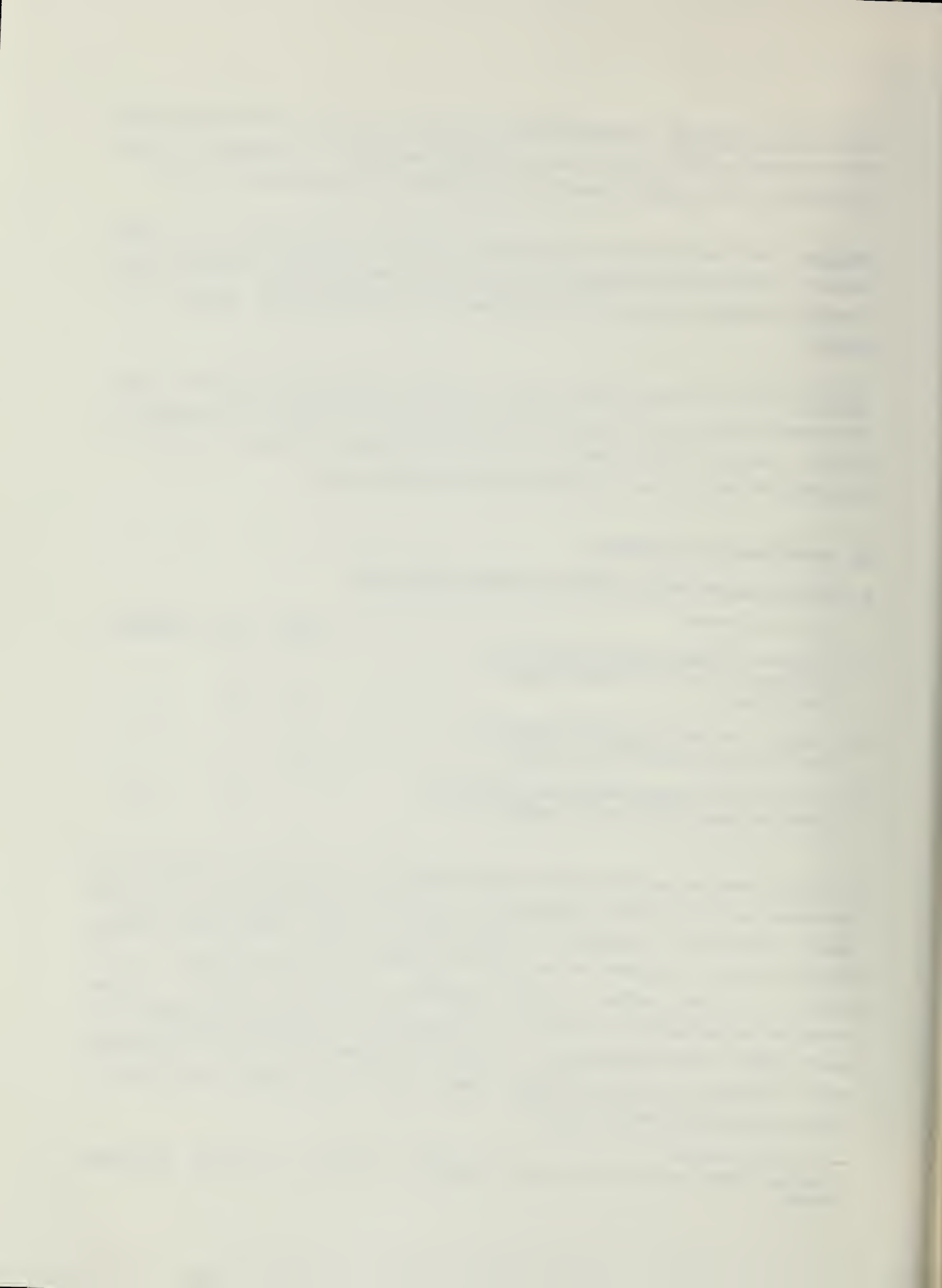
A. COMPATIBILITY WITH EXISTING ZONING AND PLANS

Could the project:

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
1. Require a variance, special authorization, or change to the City Planning Code or Zoning Map?	<u> </u>	<u> X </u>	<u> X </u>
*2. Conflict with the Comprehensive Plan of the City and County of San Francisco?	<u> X </u>	<u> </u>	<u> X </u>
*3. Conflict with any other adopted environmental plans and goals of the City or Region?	<u> </u>	<u> X </u>	<u> X </u>

The project would be subject to Discretionary Review by the City Planning Commission. The project would not conflict with adopted environmental plans and goals of the City and region. Because the Comprehensive Plan consists of many policies with different objectives, it may be possible for the project to conflict with certain policies. It is not possible to conclude whether a project conflicts with the Plan without a detailed comparison of the policies in the EIR. The compatibility of the proposed project with specific goals in the Comprehensive Plan will be discussed in the EIR. The proposed project is located in a study area recently under review in the "Kearny Street Corridor,"¹ which will also be discussed in the EIR.

* Derived from State Environmental Guidelines, Appendix G, normally significant impacts.



"The San Francisco Chapter of the American Society of Architects has convened an Urban Design Assistance Team which has conducted a study of the Kearny Street Corridor (Kearny Street between Market and Columbus) and has made a number of recommendations regarding planning and zoning of the area."

The San Francisco Planning Commission Resolution No. 9636, approved March 10, 1983, requests staff to consider the recommendations included in the "Kearny Street Corridor" in preparing the Downtown Plan and Planning Code Amendments and in reviewing any projects or proposals which have not been approved by the City Planning Commission.

B. ENVIRONMENTAL EFFECTS

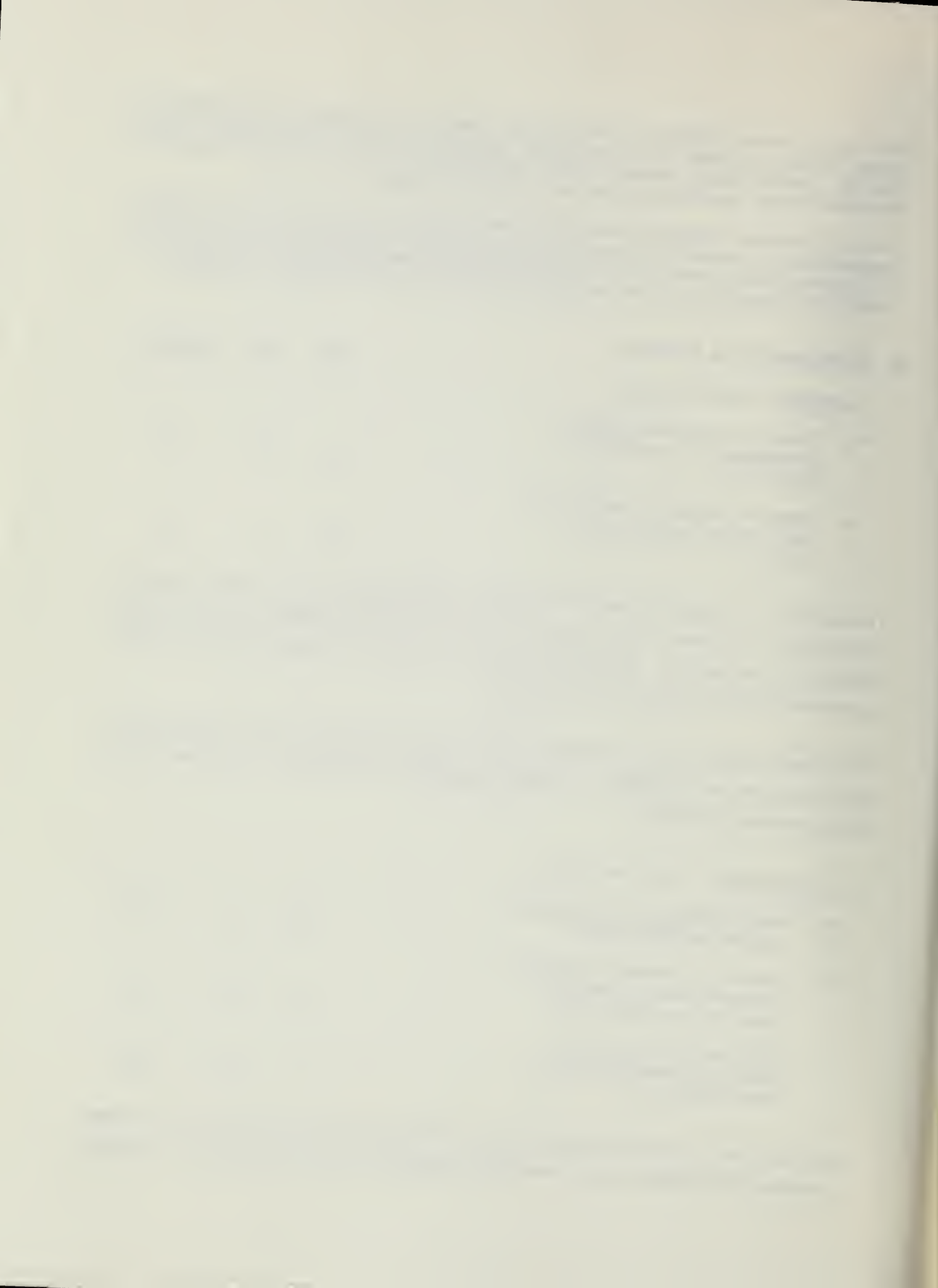
	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
1. <u>Land Use</u> . Could the project:			
*a. Disrupt or divide the physical arrangement of an established community?	<u> </u>	<u> X </u>	<u> X </u>
b. Have any substantial impact upon the existing character of the vicinity?	<u> X </u>	<u> </u>	<u> X </u>

The project site is located in the C-3-0 (Downtown Office) district and a 500-1 height and bulk district. The project area contains a number of high-rise buildings, small-scale retail buildings and restaurants. The project would not vacate any streets, alleys, or other access ways between portions of the downtown.

The proposed project, along with other office projects proposed in the immediate area, could contribute to an increase in the scale and density of land uses. This matter will be further discussed in the EIR.

2. <u>Visual Quality</u> . Could the project:			
*a. Have a substantial, demonstrable negative aesthetic effect?	<u> X </u>	<u> </u>	<u> X </u>
b. Substantially degrade or obstruct any scenic view or vista now observed from public areas?	<u> </u>	<u> X </u>	<u> X </u>
c. Generate obtrusive light or glare substantially impacting other properties?	<u> </u>	<u> X </u>	<u> X </u>

The project site is not in the view corridor extending beyond the terminus of any street. It would not substantially block views below the horizon from any public site. A building



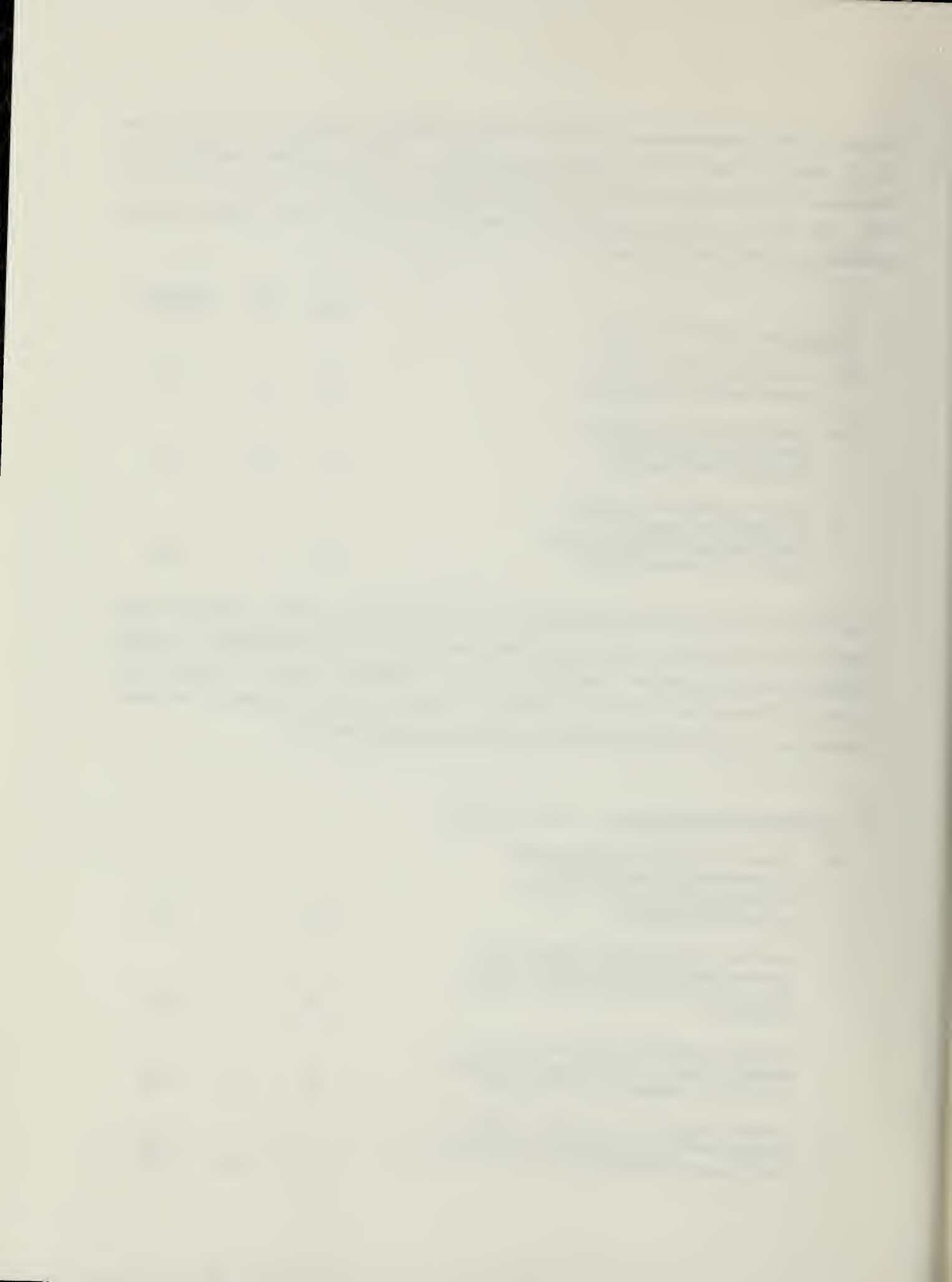
the size of the proposed project would be smaller than those constructed recently in the C-3-0 area but larger than turn-of-the-century or post-earthquake buildings and therefore, its relationship to the scale of surrounding buildings would be presented in the EIR. The project would not degrade nor cause any obstruction from a public area nor generate obtrusive light and glare.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
3. <u>Population.</u> Could the project:			
*a. Induce substantial growth or concentration of population?	<u>X</u>	<u> </u>	<u>X</u>
*b. Displace a large number of people (involving either housing or employment)?	<u> </u>	<u>X</u>	<u>X</u>
c. Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	<u>X</u>	<u> </u>	<u>X</u>

The proposed project would include demolition of three buildings. Offices occupy the top floors and there are retail uses on the ground-floor level in two of the buildings. Existing businesses would be displaced. The issues relating to employment, growth inducement and housing will be analyzed in the EIR. Based upon analysis of previous projects of this size, it could create a substantial demand for additional housing in the city.

4. Transportation/Circulation. Could the project:

*a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	<u>X</u>	<u> </u>	<u>X</u>
b. Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	<u>X</u>	<u> </u>	<u>X</u>
c. Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	<u>X</u>	<u> </u>	<u>X</u>
d. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	<u>X</u>	<u> </u>	<u>X</u>



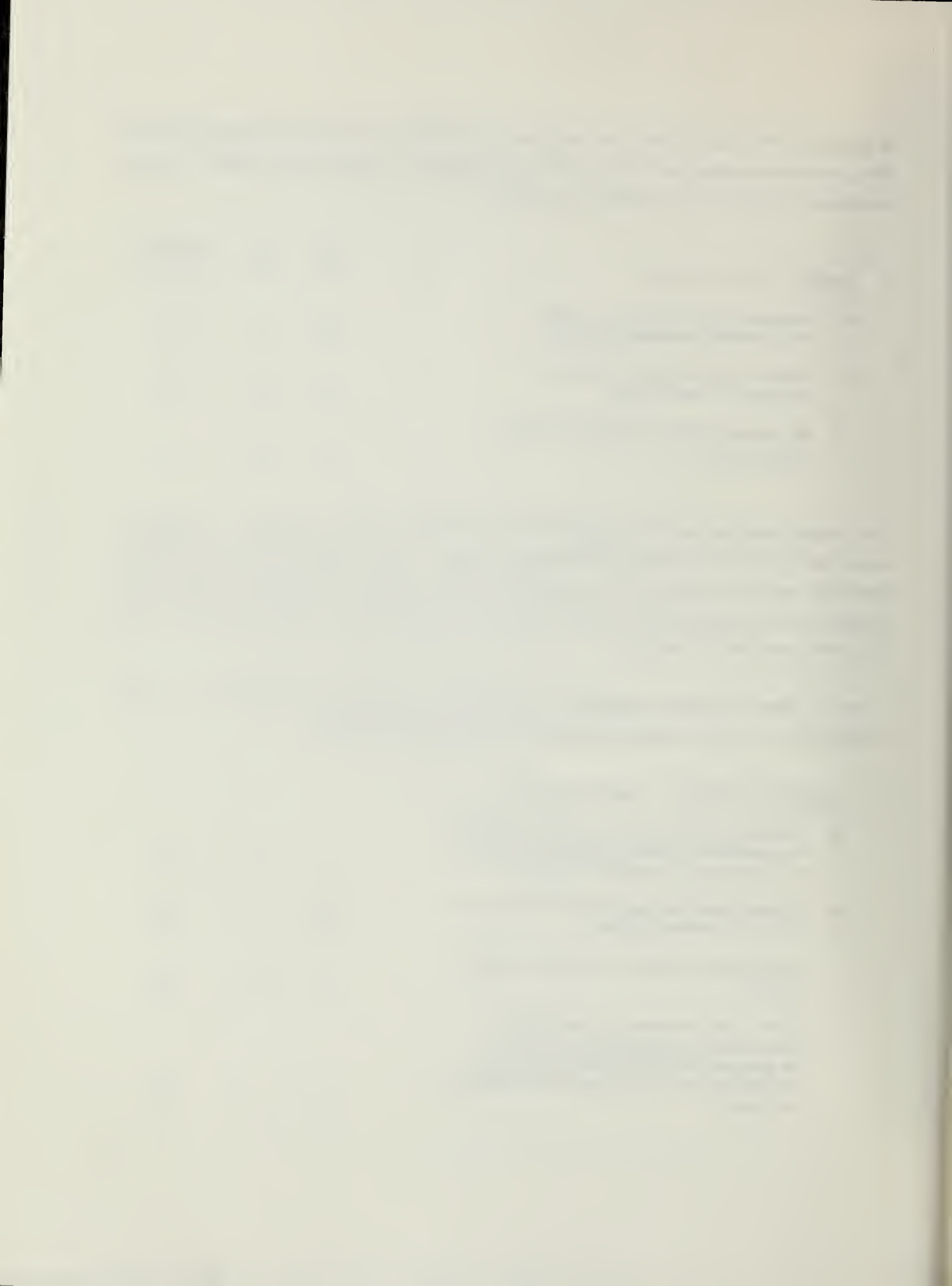
A project of this size would cause an increase in traffic and would add incrementally to the cumulative demand for transit, parking and existing transportation systems. All of the above matters will be addressed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
5. <u>Noise</u> . Could the project:			
*a. Increase substantially the ambient noise levels for adjoining areas?	<u>X</u>	<u> </u>	<u>X</u>
b. Violate Title 25 Noise Insulation Standards, if applicable?	<u> </u>	<u>X</u>	<u>X</u>
c. Be substantially impacted by existing noise levels?	<u> </u>	<u>X</u>	<u> </u>

The project does not contain a parking facility, therefore, there would be no increase in noise levels associated with project-related traffic. On-site noise generated by project operation would be expected to be minimal; however, construction noise will significantly impact the surrounding area. Noise impacts occurring during the construction period will be further analyzed in the EIR.

Title 25 Noise Insulation Standards are applicable to residential construction. These would not apply to the project since no on-site housing is proposed.

6. <u>Air Quality/Climate</u> . Could the project:			
*a. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	<u> </u>	<u>X</u>	<u>X</u>
*b. Expose sensitive receptors to substantial pollutant concentrations?	<u>X</u>	<u> </u>	<u>X</u>
c. Permeate its vicinity with objectionable odors?	<u> </u>	<u>X</u>	<u>X</u>
d. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	<u>X</u>	<u> </u>	<u>X</u>



Based upon past analysis of a project of this size the construction and operation of the proposed project by itself would not violate any ambient air quality standard or create objectionable odors. There are some sensitive receptors (residential hotels with operable windows) in the immediate area that would be exposed to air pollutants. Construction activities would generate dust emissions from the action of wind over exposed earth surfaces. Such emissions could be suppressed by about 50% with twice daily watering of exposed earth surfaces.

Cumulative and project-related air quality impacts, sun shading and localized wind impacts will be discussed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
7. <u>Utilities/Public Services.</u> Could the project:			
*a. Breach published national, state or local standards relating to solid waste or litter control?	—	<u>X</u>	<u>X</u>
*b. Extend a sewer trunk line with capacity to serve new development?	—	<u>X</u>	<u>X</u>
c. Substantially increase demand for schools, recreation or other public facilities?	—	<u>X</u>	<u>X</u>
d. Require major expansion of power, water, or communications facilities?	—	<u>X</u>	<u>X</u>

The project would incorporate more extensive fire protection measures than existing older buildings in the area because of more stringent code standards now in effect. New buildings must conform to Life Safety Provisions of the San Francisco Building Code which requires automatic fire sprinklers, a fire alarm system, and emergency power and special elevator controls. The project would not require more fire department personnel or equipment. Water for fighting fires would be available to the project from both the domestic and high-pressure water systems. Water flow and pressure are adequate to serve the project. Cumulative development and approval of projects in the downtown and South-of-Market area may result in the need for the establishment of a new fire station.¹ The potential cumulative impacts of such a development on fire protection services will be discussed in the EIR.

The project site is within Police Central Station's district. The site area is patrolled by radio-dispatched patrol cars 24 hours a day. The proposed development would increase property and the daytime population on the site, thus increasing the potential for crime. Additional personnel or equipment would not be required by the police department due to the project.² The potential cumulative impacts of such a development on police protection services will be discussed in the EIR.

Enrollment has decreased over the last several years in the public schools. The San Francisco Unified School District could accommodate any increase in students generated by the project.

The project site is within close proximity to Union Square and St. Mary's Square. It is not anticipated that the project would generate excessive demand on parks or other recreational facilities in the City or have any direct effect on the maintenance of public facilities.

There would be a net increase in the consumption of energy. The project would conform to California energy standards for non-residential buildings.

There would be an increase in demand for communication systems. Underground conduit located on Kearny would be sufficient for Pacific Telephone to provide service to the project.³

The development would result in water consumption at the site of approximately 19,000 gallons per day (gpd). The existing twelve-inch water main on Kearny Street is of adequate size and capacity to serve the demands of the proposed project.⁴

The amount of wastewater generated by the project would be about the same as the water consumed. There is a three by five foot sewer on Kearny which is adequate to accommodate wastewater generated by the project. The sewer also meets the design criteria to meet the five-year storm capacity.⁵

The proposed office building would generate about 0.75 tons of solid waste per workday. The Golden Gate Disposal Company would remove solid waste and does not anticipate problems in meeting the demand generated by the proposed development. Solid waste is currently disposed of at Mountain View. Beginning November 1, 1983, the waste will be transported to Altamont in Alameda County. The disposal company encourages the use of trash compactors to reduce the indirect transportation impacts associated with disposal of waste.⁶

No further discussion of these issues except for the above mentioned cumulative police and fire protection services would occur in the EIR.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
JANUARY 1964

TO THE HONORABLE CHAIRMAN OF THE BOARD OF TRUSTEES
OF THE UNIVERSITY OF CHICAGO
FROM THE DEPARTMENT OF CHEMISTRY
RE: REPORT ON THE PROGRESS OF THE RESEARCH
PROGRAM IN THE DEPARTMENT OF CHEMISTRY
DURING THE YEAR 1963

1. The Department of Chemistry has been fortunate in having
received a grant from the National Science Foundation for the
support of research in the field of organic chemistry.

2. The grant was used to support the following research
programs: (a) the study of the reaction of organic
compounds with oxygen, (b) the study of the reaction of
organic compounds with nitrogen, and (c) the study of the
reaction of organic compounds with carbon.

3. The results of the research programs are being
published in the following journals: (a) the Journal of
Organic Chemistry, (b) the Journal of Physical Chemistry,
and (c) the Journal of Chemical Physics.

4. The research programs have been carried out by the
following faculty members: (a) Professor J. H. Goldstein,
(b) Professor J. H. Goldstein, and (c) Professor J. H. Goldstein.

5. The research programs have been carried out by the
following students: (a) J. H. Goldstein, (b) J. H. Goldstein,
and (c) J. H. Goldstein.

6. The research programs have been carried out by the
following postdoctoral fellows: (a) J. H. Goldstein, (b) J. H. Goldstein,
and (c) J. H. Goldstein.

7. The research programs have been carried out by the
following research associates: (a) J. H. Goldstein, (b) J. H. Goldstein,
and (c) J. H. Goldstein.

¹Edward J. Phipps, Assistant Chief, Support Services, San Francisco Fire Department, letter communication, April 29, 1983.

²Jim Yeo, Planning and Research Division, San Francisco Police Department, telephone communication, May 17, 1983.

³Les Watson, Building Industry Consultant Engineer, Pacific Telephone, telephone communication, May 18, 1983.

⁴Cy Wentworth, Water Estimator, San Francisco Water Department, City Distribution Division, telephone communication, May 17, 1983.

⁵Mervyn Frances, Engineering Associate II, Bureau of Sanitary Engineering, telephone communication, May 17, 1983.

⁶Fiore Garbarino, Office Manager, Golden Gate Disposal Company, telephone communication, May 17, 1983.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
8. <u>Biology</u> . Could the project:			
*a. Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	—	<u>X</u>	<u>X</u>
*b. Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	—	<u>X</u>	<u>X</u>
c. Require removal of substantial numbers of mature, scenic trees?	—	<u>X</u>	<u>X</u>

The project site is totally covered by buildings. There are no plant or animal habitats on site. This matter does not require further discussion in the EIR.

9. Geology/Topography. Could the project:

*a. Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction)?	—	<u>X</u>	<u>X</u>
b. Change substantially the topography or any unique geologic or physical features of the site?	—	<u>X</u>	<u>X</u>

The proposed project would not expose people or structures to a major geologic hazard, nor alter substantially the topography of the site. The building would meet current seismic engineering standards. Pile driving is not anticipated as underlying materials would provide adequate foundation support and seismic stability. Further investigation will determine whether a spread or mat foundation would be used. This matter does not require further discussion in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
10. <u>Water</u> . Could the project:			
*a. Substantially degrade water quality, or contaminate a public water supply?	___	<u>X</u>	<u>X</u>
*b. Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?	___	<u>X</u>	<u>X</u>
*c. Cause substantial flooding, erosion or siltation?	___	<u>X</u>	<u>X</u>

There is no surface water at the site. The site is currently impervious, covered by existing buildings. The proposed project would not alter this situation. Runoff would continue to drain into the combined City storm/sewer system. These matters require no further discussion in the EIR.

11. Energy/Natural Resources. Could the project:

*a. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	___	<u>X</u>	<u>X</u>
b. Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	___	<u>X</u>	<u>X</u>

Based on previous analysis for other projects, office buildings generally are not relatively high energy consumers. The project would not encourage wasteful energy-related activities or have a substantial effect on the depletion of a natural resource.

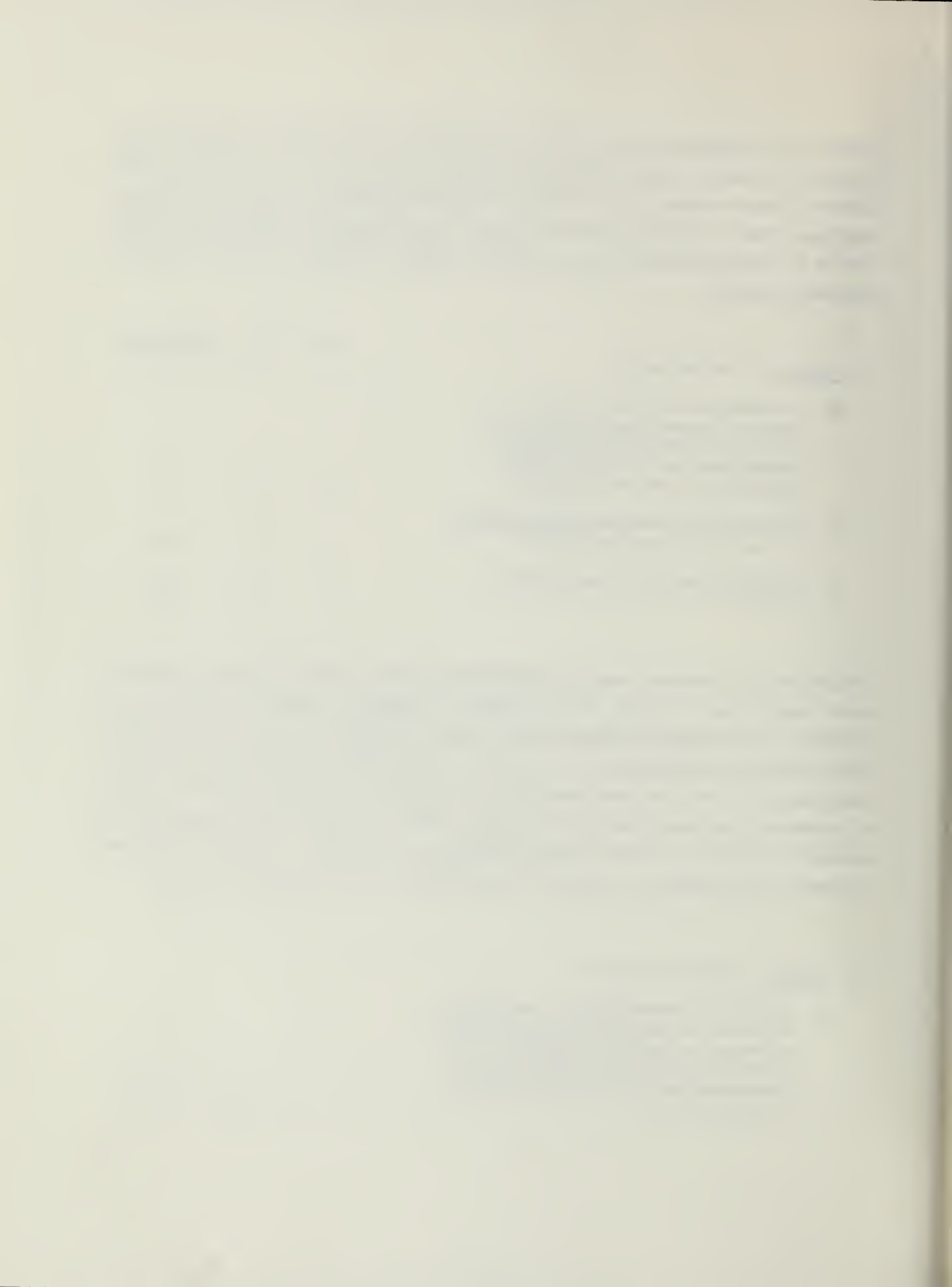
Construction materials would be the only materials other than energy, and this is not significant in relative consideration; also the project would conform to Title 24 of the California Administrative Code. For these reasons the project would probably not have a significant effect on energy; however, pursuant to San Francisco Administrative Code, Chapter 31, project-generated and cumulative energy consumption impacts must be discussed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
12. <u>Hazards</u> . Could the project:			
*a. Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	—	<u>X</u>	<u>X</u>
*b. Interfere with emergency response plans or emergency evacuation plans?	—	<u>X</u>	<u>X</u>
c. Create a potentially substantial fire hazard?	—	<u>X</u>	<u>X</u>

The project as a mixed-use retail and commercial building would not create a potential public health hazard through the production or disposal of harmful materials. An evacuation and emergency response plan would be developed as part of the proposed project (see D., Mitigation Measures, page 13). The project's emergency plan would be coordinated with the City's emergency planning activities. The project, would not create a substantial fire hazard because the project would incorporate more extensive fire protection measures than most existing buildings in the area to comply with more stringent code standards now in effect. These issues will not be discussed in the EIR.

13. Cultural. Could the project:

*a. Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	—	<u>X</u>	<u>X</u>
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	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
*b. Conflict with established recreational, educational, religious or scientific uses of the area?	—	<u>X</u>	—
c. Conflict with preservation of any buildings of City landmark quality?	<u>X</u>	—	<u>X</u>

The excavation required for the upgrading of foundations would occur in existing disturbed soils so the potential for encountering cultural resources during construction would be limited. However, the project sponsor has included a mitigation measure as part of the project which addresses this improbable impact (see D., Mitigation Measures, page 13). Issues associated with cultural impacts require no further discussion in the EIR.

Of the four buildings currently existing on-site, three of the structures located at 231-243 Kearny Street would be demolished. They have been rated "C" in Splendid Survivors¹ but have not been designated as having landmark or historic or architectural value by the Department of City Planning. The Charleston Building at 251-255 Kearny would be preserved and restored. This building is rated "B"² by the Foundation for San Francisco's Architectural Heritage. The project would not preclude the preservation of any buildings of City landmark quality. Compatibility of the project with this and other architecturally significant buildings in the area will be discussed in the EIR.

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
C. OTHER			
Require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?	—	<u>X</u>	—

¹ A "C" (contextual importance) rating indicates that a building is distinguished by its scale, materials, compositional treatment, cornice and other features as noted on pages 12 and 13. Foundation for San Francisco's Architectural Heritage, California Living Books, 1979.

² A "B" (major importance) rating indicates that a building is of individual importance by virtue of architectural, historical and environmental criteria. These buildings are eligible for the National Register and are of second priority for City landmark status as noted on pages 12 and 13. Foundation for San Francisco's Architectural Heritage, California Living Books, 1979.

Yes No N/A Discussed

D. MITIGATION MEASURES

- | | | | | |
|--|----------|---|---|----------|
| 1. If any significant effects have been identified, are there ways to mitigate them? | <u>X</u> | — | — | <u>X</u> |
| 2. Are all mitigation measures identified above included in the project? | <u>X</u> | — | — | — |

MITIGATION MEASURES INCLUDED AS PART OF THE PROJECT:

1. An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the project's plan and to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance of final building permits by the Department of Public Works.
2. If historical or archaeological resources are discovered during construction of the proposed project, the contractor would stop work in the area of the find and select a professional archaeologist or certified expert to permit professional evaluation of the find and determine the appropriate steps to be taken. The Office of Environmental Review, the President of the Landmark's Preservation Advisory Board, the Director of the Maritime Museum in San Francisco, and the California Archaeological Site Survey Office at Sonoma State University, Rohnert Park, would be notified. Any artifacts found would become the property of the project sponsor. All recommendations would be sent to the State Office of Historic Preservation. Construction would be suspended for a maximum of four weeks to permit inspection, recommendations and retrieval, if judged appropriate.

Additional mitigation measures for the project will be discussed in the EIR if need is identified.

E. ALTERNATIVES

The following alternatives to the proposed project will be discussed in the EIR:

1. No project

This alternative would discuss the conditions which would prevail on the project site if no development occurred.

2. A Smaller Project

This alternative would analyze a new building of approximately the same height as the preserved Charleston Building. The Charleston Building would be restored and preserved, as in the proposed project.

3. GDD

GDD is not an actual alternative but is included in the EIR for the purpose of planning analysis. There would be two categories of development: a) Mixed-Use development; and b) a project containing all office use.

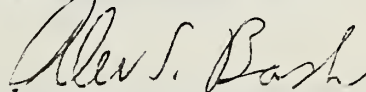
F. MANDATORY FINDINGS OF SIGNIFICANCE

	<u>Yes</u>	<u>No</u>	<u>Discussed</u>
*1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	<u>X</u>	___
*2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	<u>X</u>	___
*3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)	<u>X</u>	___	___
*4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	<u>X</u>	___
*5. Is there a serious public controversy concerning the possible environmental effect of the project?	___	<u>X</u>	___

G. ON THE BASIS OF THIS INITIAL STUDY:

- ☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers , in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Alec S. Bash
Environmental Review Officer



for
Dean L. Macris
Director of Planning

Date: May 16, 1983

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1. The first part of the paper discusses the importance of maintaining accurate records of all transactions.

2. It then goes on to describe the various methods used to collect and analyze data.

3. The next section deals with the results of the study and the conclusions drawn from them.

4. Finally, the paper concludes with a discussion of the implications of the findings for future research.

5. The paper is organized as follows: Section 1 introduces the topic and outlines the objectives of the study.

6. Section 2 describes the methods used to collect and analyze data.

7. Section 3 presents the results of the study and the conclusions drawn from them.

8. Section 4 discusses the implications of the findings for future research.

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